



PROPERTY DESCRIPTION

Introducing a prime commercial opportunity at 490 Centre Lake Dr NE in Palm Bay, FL. This professional office space boasts a 1st floor location, complete with a reception area, 8 individual offices, an open bullpen, and a dedicated conference room. On top of these appealing features, a one-month free rent incentive awaits those opting for a 3-year lease, with an even more generous 3-month concession for a 5-year term. Notably, the lobby has undergone a recent renovation in November 2025, ensuring a modern and welcoming entry point for clients and employees alike. Don't miss out on this exceptional leasing opportunity.

PROPERTY HIGHLIGHTS

- One month free rent for 3 year term and 3 months free with 5 year term.
- Professional Office
- 1st Floor Office
- Reception area, 8 offices, open bullpen and 1 conference room
- Lobby renovation completed in November 2025
- CAM estimated at \$8.51/sf in 2026

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Number of Units:	8
Available SF:	2,623 SF
Lot Size:	74,052 SF
Building Size:	18,516 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	137	520	3,587
Total Population	327	1,243	8,196
Average HH Income	\$85,570	\$89,139	\$92,535

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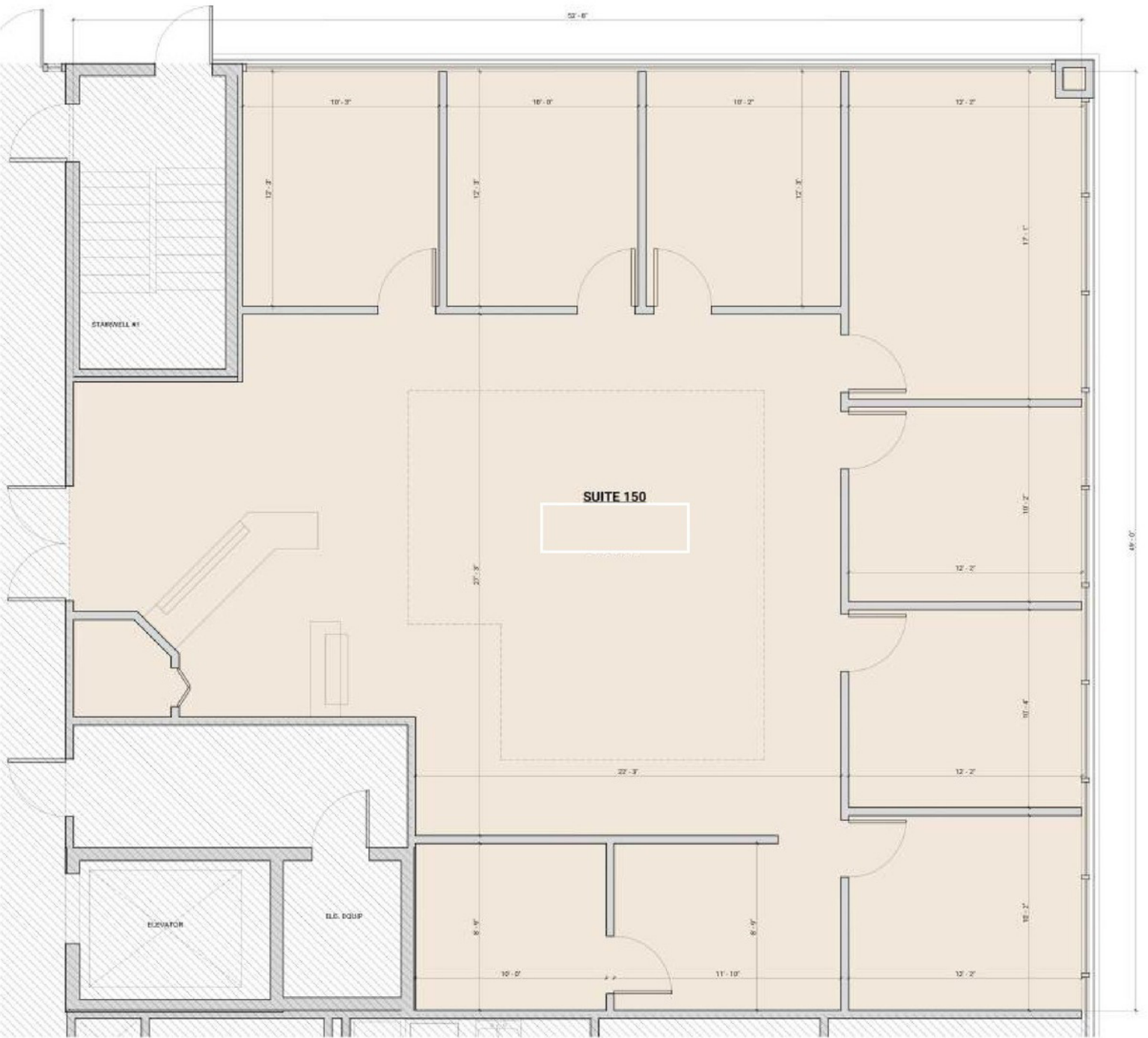
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1 ENLARGED UNIT PLAN - SUITE 150

3/8" = 1'-0"

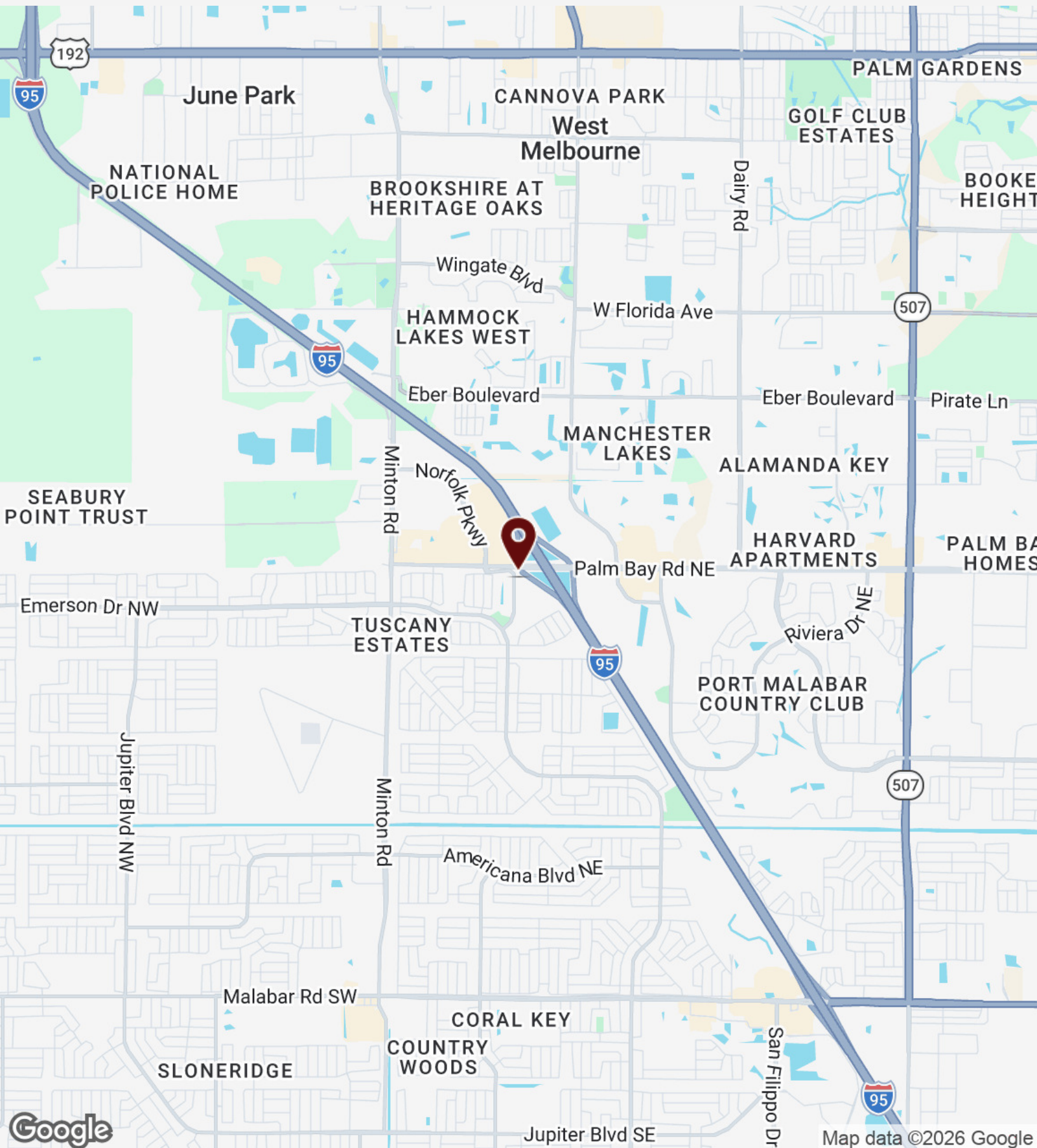
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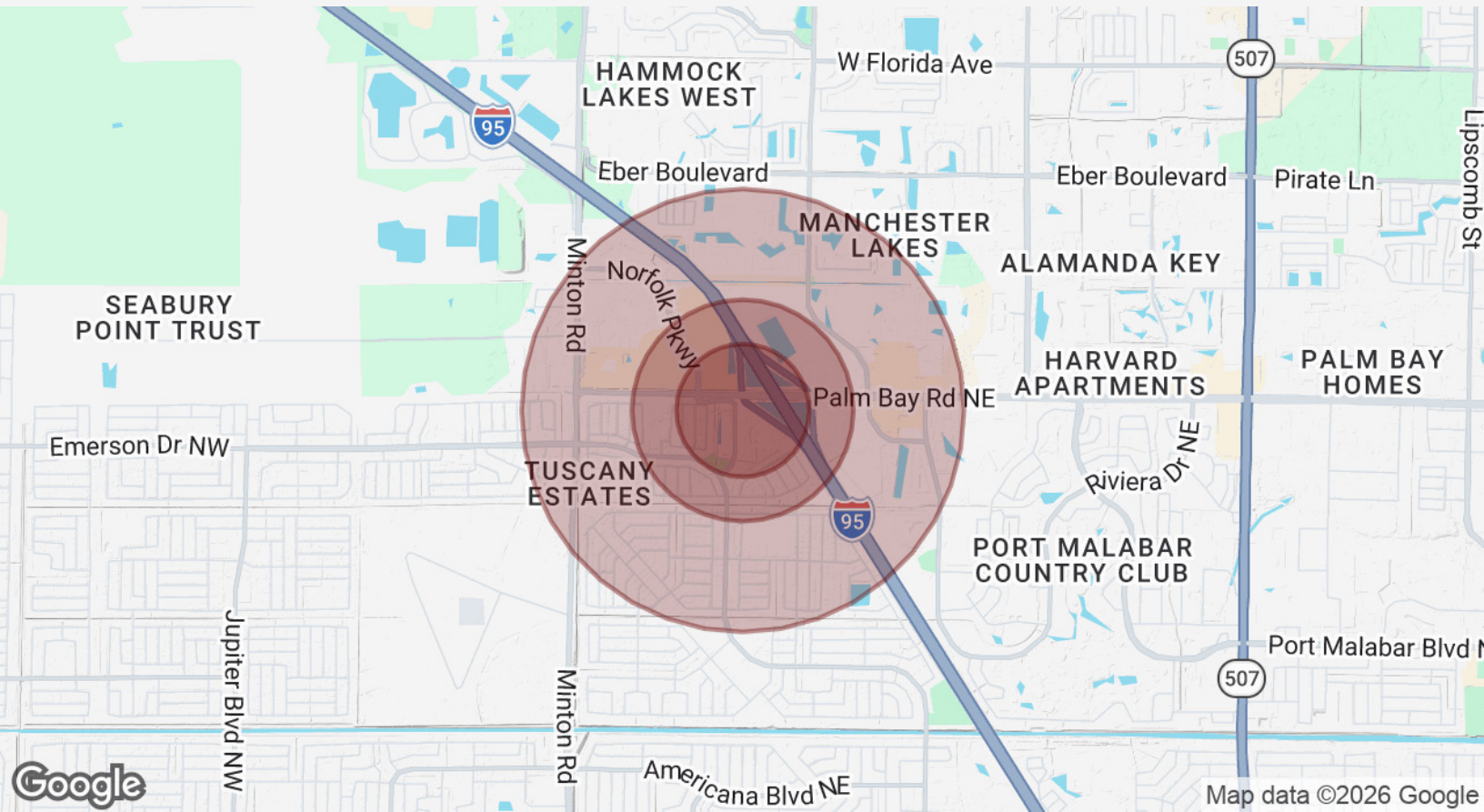
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	327	1,243	8,196
Average Age	41	42	45
Average Age (Male)	39	40	44
Average Age (Female)	43	44	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	137	520	3,587
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$85,570	\$89,139	\$92,535
Average House Value	\$333,985	\$332,782	\$318,746

Demographics data derived from AlphaMap